



JOINT ANTELOPE VALLEY AUTHORITY

**Board Meeting
December 9, 2004**

Meeting Began at: 10:30 a.m.
Meeting Ended at: 11:20 a.m.

Members Present: Glenn Johnson, Christine Jackson, Allan Abbott

Others Present: Amy Cornelius-Jones, Joel Pedersen, Margaret Remmenga, Bruce Sweney, Wayne Teten, Wynn Hjermsstad, Clint Thomas, Dallas McGee, Clark DeVries, Jane Jordan, Elizabeth Schreiber, Tom Leikam, Ted Weidner, Steve Werthmann, Jack Borgmeyer, Eugene Gilmore, Reggie Robinson, Jim Christo Mike Morosin, Pam Manske, Delores Lintel, Harlon Layton, Glenn Cekal

Order No. 01-04 - Call Meeting to Order

Glenn Johnson called the JAVA Board meeting to order at 10:30 a.m.

Order No. 02-04 - Minutes of Previous Meeting

Abbott moved to approve the minutes of the November 18, 2004 Board meeting. Jackson seconded.

AYE: Johnson, Jackson, Abbott

NAY

Order No. 03-04 - Change Order Updates & Budget Authorization for Northeast Park, Military & Y St. Bridge

Wayne Teten presented and discussed a handout (attached) that summarized the Change Orders for Military Road, Y Street Road and Bridge and the Northeast Park projects. These involved financial adjustments to the contracts. On the Y Street Road and Bridge project, DEQ re-opened the site and had a new remediation plan. JAVA has submitted documents to DEQ for reimbursement from the landfill and contract costs. Not all of the figures are Antelope Valley expenses, but instead some of the numbers are expenses to the City. However, because they are apart of the Antelope Valley projects and revisions to the contract come in the form of Change Orders, they are listed on the handout. The bulleted items on the handout are amendments to the contracts. On the Northeast Park, the credit is for liquidated damages from the project not being completed by the deadline. Joel Pedersen indicated that there are two things occurring, first is the contract authorization for each of the mentioned projects, second is the part of the administrative rule that allows the chair to approve change orders in the interim and to provide the Board with a summary such as the one attached to keep the Board apprized of the change orders. Finally, is to ensure that the funds are authorized and appropriated.

Abbott moved to accept the reports and authorize the change orders.

Jackson seconded.

AYE: Johnson, Jackson, Abbott

NAY

Order No. 04-04 - Staff Reports

Wayne Teten updated the Board on the status of various projects:

Big T - Court Street bridge has been removed. Contractor has been grading on the north leg. Utility work, Water lines, Storm Sewer and Sanitary Sewer on the south side. A temporary road was built near 14th and Holdrege. LES had to move a 115 KV line along the west leg. They plan on being done by the end of December.

Y Street - Open to traffic right after Thanksgiving. Alltel is still splicing lines in the area.

Vine Street - Bridge deck has been poured and post-tensioned. Still doing finishing work. The contractor for paving hopes to come back in around the first of April to start work on the other half of Vine Street.

Margaret Remmenga stated that in June of this year, the JAVA Board Audit Committee approved an agreement between JAVA and Curt Micek to complete an audit for JAVA for the fiscal year 2003-4. Since that time, there was a meeting that included the City Auditors (BKD), the city finance director, Margaret Remmenga, Curt Micek and others. It was decided at that meeting that we needed to expand the scope of services for Curt Micek to complete the audit process due to receiving federal funds.. She recommends approval of the agreement which includes an increase of fees from \$7,500 to \$12,000. Remmenga stated that funds are available for this expense.

Dallas McGee, on behalf of Urban Development and Midwest Right of Way Services, issued an apology to the Board and three property owners regarding a letter that was sent out mistakenly offering property (1819 Washington and 2124 Vine) that was not available in the relocation process. McGee promised that there would be increased oversight in the future to avoid such errors. Abbott indicated that the mistake is recognized and that the increased oversight should help to prevent future errors. Abbott requested that the property owners receive a similar letter of apology that was sent to Urban Development from Midwest. In addition, Abbott requested that the JAVA Board and the City Council be sent copies of these letters as well.

Wynn Hjermstad indicated that on November 29, 2004 there was a Public Hearing on the Redevelopment Plan at the City Council meeting. The City Council unanimously adopted the plan and implementation can now begin. She wanted to thank everyone who came to testify on behalf of the Plan, specifically the Citizen's Committee members.

Order No. 05-04 - Citizen's Committee Reports

There were no reports given.

Order No. 06-04 - Non-Agenda Items

Mike Morosin addressed the Board about continued concerns of how he has been treated in the acquisition process. He gave a handout to the Board members illustrating his concerns. Glenn Cekal also addressed the Board about his concerns of how JAVA has handled the acquisition of Mr. Morosin's property as well as the Antelope Valley projects.

Joel Pedersen clarified some points and the process.

The next JAVA Board meeting is tentatively scheduled for January 13, 2005 at 10:30a.m. in the City Council Chambers.

Meeting adjourned at 11:20 a.m.